

LAYTON CITY GENERAL PLAN LAND USE & POPULATION ELEMENT GOAL AND POLICY RECOMMENDATIONS

HOUSING

DRAFT for review – 09-19-13

Multi-Family Policies

1. As the City moves towards build-out, Multi-family development should not comprise more than ~~15~~20% of the total city housing stock, with no more than 5% of the housing stock being high-density development (R-H zone - 24+ u/a).
2. As the City moves towards build-out, the amount and type of Single-Family, Multi-Family and Mobile Homes should be based on the following table:

HOUSING STOCK PERCENTAGES AND BREAKDOWNS

SINGLE FAMILY		
% of Total Housing Stock	73% of Total	
% of SF Housing Stock	*not to exceed 25%	
General Housing Types	Single Family Detached	Single Family Attached
Density	0-6 u/ac	6-12 u/ac
Housing Types	Estate Lot SF	Twin Home
	Large Lot SF	Tri-plex/Four-plex/five-plex
	Small Lot SF	6 max connected Townhomes
	Bungalow Court	Courtyard Homes
	Patio Homes	Bungalow Court

*Single Family Attached shall be limited to 25%
of Single Family Housing Stock

MULTI-FAMILY			
% of Total Housing Stock	20% of Total		
% of MF Housing Stock	15%		*not to exceed 5%
General Housing Types	Missing Middle	Multi-Family	Multi-Family
Density	10-16 u/ac	16-24 u/ac	24+ u/ac
Housing Types	Townhomes 7+ units Connected	Apartment Building	Apartment Building
	Courtyard Apartments	Apartment Complex	Apartment Complex
	Stacked Townhomes	Condominium Building	Condominium Building
	Mansion Home	Condominium Complex	Condominium Complex
	Mansion Flat		
	Live-Work Units		

*High Density Residential shall be limited
to 5% of the Total Housing Stock.

OTHER			
% of Total Housing Stock	7% of Total	Not Included	Not Included
General Housing Types	Mobile Homes	Senior Housing/ Assisted Living	MU & MU-TOD
Density	8 Units/ Acre		
Housing Types		Apartment Building	Stacked Flats
		Apartment Complex	Mixed Use Building
		Condominium Building	Live/Work Units
		Condominium Complex	
		Skilled Nursing Facility	

3. Age-restricted senior housing, assisted living facilities, and skilled nursing facilities are not to be considered as part of the overall housing stock percentages and breakdowns. These types of housing are to be examined separately in terms of location considerations and community impacts. The City should examine the value of creating zoning and design guidelines for these types of facilities.

4. Residential development in the Mixed-Use (MU) and Mixed-Use TOD (MU-TOD) zoning districts are not to be considered as part of the overall housing stock percentages and breakdowns. Housing in Mixed-Use zoning districts should be examined separately based on the guidelines of the MU and MU-TOD zones.

2. New "High Density" (RM-2 and R-H) multi-family developments should be Class "A" with high quality home and community amenities.

23. As a general rule, ~~large-~~ the design of a multi-family ~~dwelling projects~~ complex or community should provide access onto an arterial streets and any access onto local streets should be for secondary or emergency purposes only.

34. Multi-family subdivisions (e.g., Lakewood Subdivision) should not be allowed; rather, small, multi-family dwellings (2-4 units) should be dispersed throughout the city, used transitionally from arterial streets to lower-density residential dwellings (See Policy #5 under Single-Family).

45. Planned Residential Unit Developments should be encouraged for multi-family developments.

5-6 As a general rule, ~~A-a~~ verifiable vacancy rate of ~~57~~% or less should be established in multi-family units ~~before rezoning as a~~ for consideration for rezoning additional acreage for such uses.

6-7 The depth of ~~large-scale~~ multi-family ~~developments-complexes or communities~~ off of arterial streets should be examined for possible impacts on single-family residential areas. Projects should be encouraged to ~~spread-out~~ have frontage along the street rather than develop at great depth into the block.

7-8 As multi-family dwellings should be located abutting arterial streets, it is important that adequate safety provisions, such as fencing, be included along the streetside of the project. This is especially important for those complexes which ~~allow children are~~ designed for families with children.

8. ~~Multi-family densities should be based on the following:~~

R-2 ————— 10 units/acre
R-2A ————— 12 units/acre
R-M1 ————— 15 units/acre
R-M2 ————— 21 units/acre
R-H ————— 26 units/acre

completed

9. ~~Conditional zoning, similar to that used for commercial purposes~~Where additional site and building design compatibility is needed, Development Agreements, should be applied to multi-family zoning designations.
10. Layton City should establish specific Arterial Street Infill Compatibility Standards for the review and approval of single and multi-family attached developments along arterial streets. Such standards should take into account criteria such as height, bulk, setback, building design, and lot depth to insure compatibility with the surrounding neighborhood.
11. The City should establish density range and compatibility standards for each specific arterial street corridor. Each corridor should be examined in terms of existing land use, vacant developable land and surrounding context (i.e. height, bulk, setback and lot depth).
11. An annual accounting and review process should be established to track and categorize all new residential housing units. An annual report should be created each calendar year and presented to the City Council and Planning Commission which provides an analysis of the updated housing types and percentages.

MOBILE HOMES

Policies

1. At build-out, Mmmobile homes should not constitute more than 5% of the total city housing stock; however, privately owned mobile home subdivisions should be excluded from this restriction.
2. As a general rule, Aa verifiable vacancy rate of 5% or less should be established in mobile home parks before rezoning additional acreage for such uses.
3. Mobile home parks should access onto arterial streets and any access onto local streets should be for emergency purposes only.
4. Layton City should encourage mobile home subdivisions in which the structures are permanently anchored and the lot is owned by the mobile home resident.